



Kendal Close, Hayes, UB4 8SX

- Four Bedroom House
- No Chain & Great Project
- Potential for Further Extension & Conversion (STPP)
- Quiet Cul De Sac Location
- EPC Rating D
- Semi Detached
- Own Drive to Garage
- Two Bathrooms
- Close Proximity to Amenities, Schools & Transport Links
- Low Maintenance Rear Garden

Asking Price £575,000

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Situated in a quiet cul de sac on Kendal Close in North Hayes is this spacious, four bedroom semi detached house being offered for sale with NO ONWARD CHAIN and serves as a great project for its new owners to add their mark. The property already has the benefit of a loft conversion and has further scope to extend and convert subject to planning permission.

The property comprises entrance porch to hall, through lounge reception room, fitted kitchen, ground floor shower room, three first floor bedrooms and a modern wet room with separate wc. Outside, the property has its own driveway leading to garage along with low maintenance front and rear gardens.

Kendal Close is a quiet cul-de-sac which is situated in North Hayes off of Langdale Drive. You are in close proximity to bus links, amenities along with local schools making this home perfect for families. A short drive can take you to the Uxbridge Road along with the dual carriageway and motorway links which provide greater access into London, surrounding areas and Heathrow Airport. The Elizabeth Line is also available in Hayes Town which is commutable via surrounding bus links nearby this property.



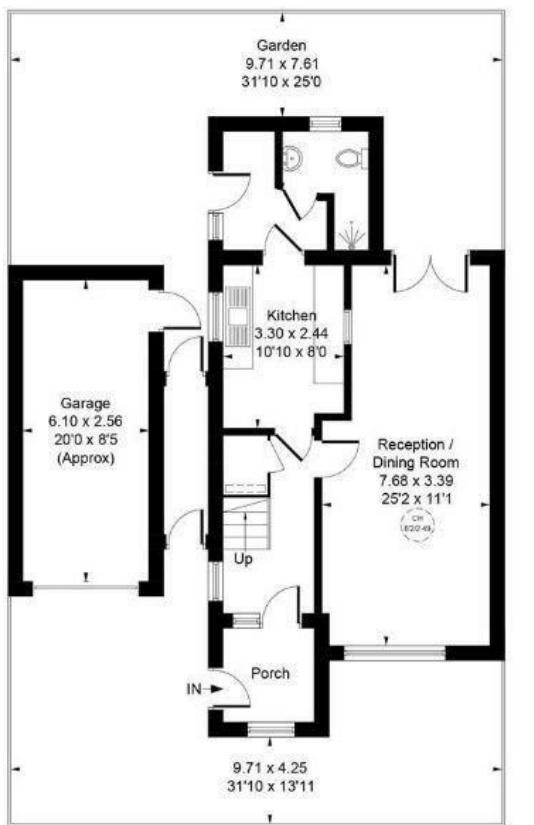
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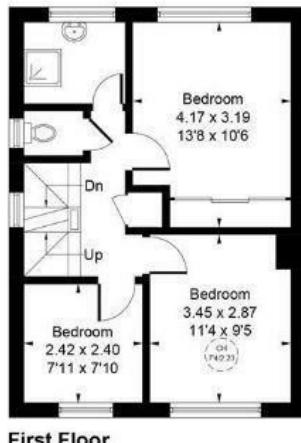
Approximate Gross Internal Area (Excluding Eaves) = 122.82 sq m / 1322 sq ft

Garage = 15.94 sq m / 172 sq ft

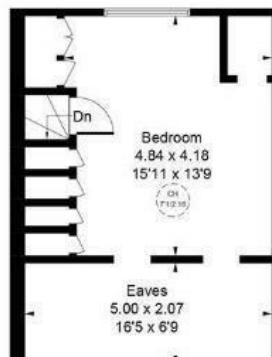
Total = 138.76 sq m / 1494 sq ft



CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Viewings

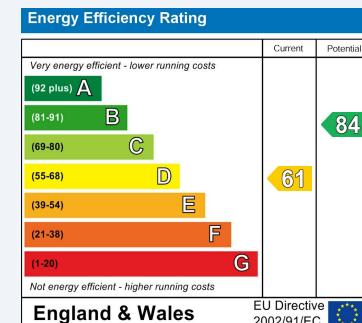
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.